



GRASSROOTS
REALTY GROUP

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**2418, 130 Panatella Street NW
Calgary, Alberta**

MLS # A2226642



\$305,000

Division:	Panorama Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings

Experience community-centered living in this beautifully maintained 2-bedroom, 2-bathroom corner unit at Panorama West, located in the highly sought-after neighborhood of Panorama Hills. Situated on the top (4th) floor, this bright and spacious condo offers a thoughtfully designed open-concept layout with a stylish finish, 9 foot ceilings and an abundance of natural light throughout. The modern kitchen is equipped with elegant cabinetry, stainless steel appliances, and granite countertops, perfect for both cooking and entertaining. Large, bright windows flood the home with light, enhancing the warm and welcoming atmosphere. The primary bedroom is a true retreat, featuring a walk-in closet and a private ensuite bathroom. The second bedroom is also generously sized and bright, ideal for guests, a home office, or family living. Convenience is key—this building is ideally located just steps away from shopping, parks, restaurants, and transit, with easy access to Stoney Trail, Country Hills Blvd, and the Queen Elizabeth II Highway. Additional features include a titled underground parking stall and a large storage unit. Don't miss your opportunity to own this exceptional condo in one of Calgary's most vibrant and connected communities!